

Your Latest Plateau MARKET REPORT



YOUR COMMUNITY'S CURRENT EVENTS

August 9th 11:30am Santa Rosa Plateau Ladies' Luncheon

For location email jjulian99@hotmail.com

August 12th 5pm Santa Rosa Plateau Foundation Art Show & Concert

At the Santa Rosa Plateau Visitor's Center Visit: SRPF.org - Last one of the season

August 16th Murrieta Valley Unified School District starts class

September 11th 15th Annual Golf Tournament and 10th Annual Chef Open 2017

Benefiting Oak Grove more info at oakgrovecenter.org/events

September 13th 11:30am Santa Rosa Plateau Ladies' Luncheon

For location email jjulian99@hotmail.com

September 23rd 6:00 PM - 10:00 13th Annual Wines for Canines and Kitties

Wine Reception, Dinner, silent and live auction animalfriendsofthevalleys.com

September 24th 8:30am start Michelle's Place 5K Walk of Hope

Visit michellesplace.org for more info

September 29 -September 30th Get Shamrocked Irish Music Fest

Visit www.getshamrocked.com for more info

Save The Date:

October 13-14 Murrieta Rod Run

Visit www.murrietarodrun.com for more info

Don't Forget to Support Our Local Farmer's Markets

Murrieta at the Village Walk Plaza

located near Kalmia and Jefferson every Sunday from 9am-1pm

Old Town Temecula near 6th and Front Street Every Saturday 8:30am to 12:30pm

Promenade Mall in Temecula every Wednesday 9am to 1pm

JUST LISTED!



JUST SOLD!



CHECK OUT MY WEB SITE AND FACE BOOK PAGE

Visit connieburkeproperties.com/community/ for a list of links of events and community activities.



**SPECIALIZING IN THE TEMECULA & MURRIETA VALLEY
WITH AN EXPERTISE IN THE LA CRESTA COMMUNITY**

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A GENERAL SUMMARY OF CURRENTLY LISTED IN YOUR IMMEDIATE AREA.

List Price Range	# of Homes On Market	Average Days on Market	Average Estimated Living Square Ft.	Median # Bedroom	Average # Bathroom
500k-849k	7	222	2682	4	2
850K-999k	10	158	3270	4	3
1 million-1.299million	11	246	4078	4	4
1.3million-1.4999 mill	12	238	5576	4	4
1.5mill-1.999million	8	292	5757	4	4
2mill-9.99million	17	346	7379	6	5

A GENERAL SUMMARY OF RECENTLY CLOSED SALES IN YOUR AREA.

Address	Bed Rooms	Bath Rooms	Est. Sq. Ft.	List Price	Days on Market	Sold Price	Sold Date	Type of Sale
19695 Camino De Paz	3	2.5	2181	725,000	298	660,000	May	Standard
41224 Avenida La Cresta	4	3.5	3842	774,900	280	715,000	June	Standard
19955 Calle Lobito	4	3	2786	849,999	361	825,000	June	Standard
41085 Avenida La Cresta	4	4.5	5111	924,900	183	855,000	May	Standard
19405 Avendia Castilla	4	2.5	2879	879,900	25	869,000	May	Standard
22045 Via Entrada	4	3.5	3843	950,000	48	950,000	June	Standard
41700 Avenida Conchita	4	3.5	5379	1,199,000	332	1,017,000	July	Standard
39435 Calle Bandido	4	3.5	3854	1,169,000	7	1,125,000	May	Standard
38938 Calle De Companero	4	3.5	4966	1,235,000	63	1,235,000	June	Standard
37616 Avenida La Cresta	5	3.5	3908	1,499,000	362	1,299,000	June	Standard
42659 Avenida Perris	3	3	2500	1,499,747	325	1,290,000	June	Standard
39193 Calle De Companero	5	5	6703	1,549,000	30	1,385,000	June	Standard
397473 Avenida Bonita	3	3.5	4740	1,699,000	162	1,600,000	May	Standard
19123 Calle Theresa	4	4.5	6769	1,895,000	49	1,723,500	July	Standard

VACANT LOTS: CURRENTLY 130 VACANT LOTS FOR SALE. THERE ARE 6 PENDING SALES. THERE WERE 8 SALES IN THE LAST 2 MONTHS RANGING IN PRICE FROM \$145,000 AT THE LOWEST AND \$277,500 AT THE HIGHEST.

MARKET SUMMARY: Currently, there are 8 pending properties on the plateau and 62 actives. The Dow is at an all-time high and the S&P 500 hasn't suffered a downturn of 5% or more since June 26, 2016, the economy is looking up. How long will it last? No one knows for sure. I have read anywhere from the middle of 2018 until the end of 2019 to see a correction take place. If you are thinking of selling, I am recommending doing so within the next 6-8 months.

MONTHLY TIP: With Summer in full swing, I have been cooking outdoors on the grill. There is an element of risk when grilling since you are dealing with a large flame and no one wants to get burned or start a fire. 1) Check to see if your grill has been recalled. You can go to SaferProducts.gov. 2) Be sure your grill is placed on even ground and well balanced and keep away from the home, deck, railings, eaves and tree branches. Never use a grill indoors or in a breezeway, carport, porch, garage or near or under a surface that will burn. 3) Inspect the hoses on a gas grill for cracking, brittleness, holes and leaks. Make sure there are no sharp bends in the hose or tubing and that all connections are secure. 4) Check for gas leaks. Brush a soapy solution at the connection. If bubbles appear there is a leak. Try tightening the tank. If that does not stop the leak, close the gas valve and have the grill repaired. Happy grilling!

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